

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

## DELAWARE LAW SCHOOL

# HOUSING GUIDE

## — 2023 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

**VeryApt**

Intelligent Apartment Search

Widener University

## TABLE OF CONTENTS

### 3 HOUSING FACTS

*Our data on housing*

### 4 ABOUT VERYAPT

*Using the VeryApt site alongside this guide*

### 5 NEIGHBORHOODS OVERVIEW

*Most popular neighborhoods for Delaware Law School students*

6 North Wilmington

7 Trolley Square

8 West Chester

9 Glen Mills

10 On Campus

### 11 DATA TABLE

*Compiled from student reviews*

### 12 APARTMENT RATINGS

*Top apartments, based on the feedback of Delaware Law School students*

12 Most Popular

13 Highest Rated

14 Best for Amenities

15 Best for Value

## GETTING THE MOST OUT OF THE GUIDE



**Start with the Housing Facts section.** This section should help you determine the type of apartment you'd like to live in and how much you should expect to pay in rent.



**Read about different neighborhoods** and narrow down your search to parts of the city that you like most.



**Use the Apartment Ratings section** to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.



**Visit [VeryApt.com](https://www.veryapt.com)** to read reviews, get pricing, and set up appointments for the apartments you like most.

## ABOUT THE DATA IN THIS GUIDE

**All of the data in this guide are based on feedback from real renters in Wilmington. We asked students to rate their apartments on a scale of 1-10 across six categories:**



Overall



Value



Management



Amenities



Location



Safety

#### DISCLAIMER:

The contents published by students or others are solely the responsibility of the authors or publishers. Any statements made or opinions expressed are strictly those of the authors or publishers and not of the Widener University Delaware Law School nor VeryApt.

The annual digital housing guide, the discussion board for housing, and the marketplace to buy/sell items and list apartments, are all provided by a third party. Any content provided, including statements made or opinions expressed, are not approved or endorsed by the Law School, but shall be subject to Law School and Widener University policies and local, state and federal laws. In addition, the Law School provides no warranties, express or implied, as to the quality, safety or any other features of any housing or items bought or sold. Portal users are encouraged to investigate housing and/or sale items before concluding any transaction.

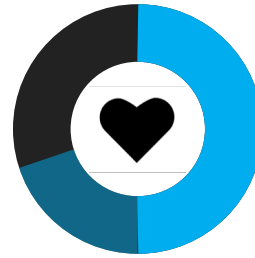
Individuals posting on the Housing Portal must comply with all University policies.

## Where Delaware Law School students live



- 40%** North Wilmington
- 25%** Trolley Square
- 5%** West Chester
- 5%** Glen Mills
- 25%** Other

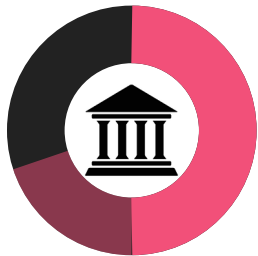
## Who Delaware Law School students live with



- 50%** Alone
- 20%** Spouse/partner
- 30%** Roommate (excluding spouse/partner)

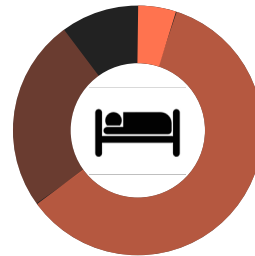
43% of Delaware Law School students live with pets

## What type of properties Delaware Law School students live in



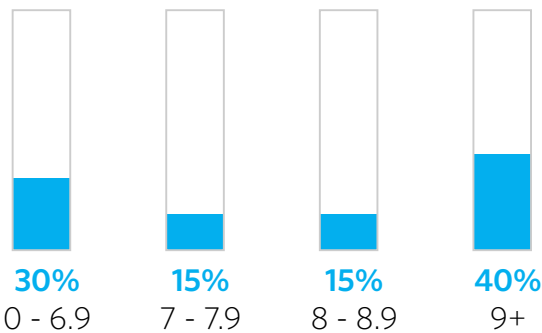
- 50%** Large property (50+ units)
- 20%** Mid-size property (20-49 units)
- 30%** Small property (1-9 units)

## What size residences Delaware Law School students live in

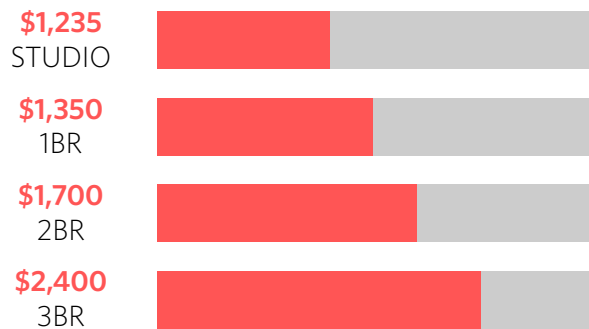


- 5%** Studios
- 60%** One bedrooms
- 25%** Two bedrooms
- 10%** Three or more bedrooms

## Distribution of property ratings



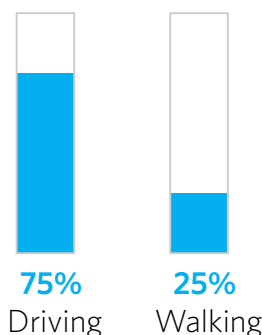
## Average rent by apartment size



## Rent versus own



## Commute methods





# Rent with Confidence

## Time Savers



All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



## Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

## Trusted Reviews

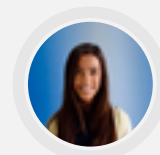


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

**Julia Rizio**  
VP Operations  
[juliar@veryapt.com](mailto:juliar@veryapt.com)



# NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Delaware Law School students



## 1 North Wilmington

40% of Delaware Law School students

The majority of Delaware Law students live north of downtown for its proximity to campus. In many cases, students live in apartments that reside only two-three minutes from campus. In the northern neighborhoods of Wilmington, you can find shopping centers, apartment complexes, and easy access to major highways.

## 3 West Chester

5% of Delaware Law School students

West Chester is a lively town in southeastern PA. This is a good option for students who want a suburban feel, but still want to live in an area with plenty to do. Since the area is home to West Chester University, there are many restaurant and shopping options. Delaware Law students can get to campus in under 25 minutes.

## 2 Trolley Square

25% of Delaware Law School students

For students who want to live closer to the heart of the city, the Trolley Square neighborhood is a popular, yet quiet option. Trolley Square provides great access to everything - restaurants, grocery stores, and parks. Many places in Trolley Square are just steps from Brandywine Park/Creek for those who want easy access to outdoor activities.

## 4 Glen Mills

5% of Delaware Law School students

Only 15 minutes from campus, Glen Mills is a small suburban town in PA - just across the Delaware/PA border. While there are many apartment complexes in this area, it is primarily filled with single-family homes and smaller properties. In Glen Mills, students can visit Newlin Grist Mill Park which has over 8 miles of trails.

## Other Neighborhoods

- 5 On-Campus
- 6 Malvern
- 7 Newark



# North Wilmington

Close to Campus

## ABOUT NORTH WILMINGTON

Wilmington is a small riverfront city just southwest of Philadelphia. The majority of Delaware Law students live north of downtown for its proximity to campus. In many cases, students live in apartments that reside only two-three minutes from campus. In the northern neighborhoods of Wilmington, you can find shopping centers, apartment complexes, and easy access to major highways. Most students suggest using a car to get around this area.



### MEDIAN RENTS IN NORTH WILMINGTON

**\$950**

Studio

**\$1,150**

1 Bedroom

**\$1,400**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT NORTH WILMINGTON



Review by [Delaware Law Student](#) 📍 THE CONCORD

Plenty of shopping and restaurant options. Right next to a shopping plaza with a grocery store. Also, right off of 202 so it is easy to get anywhere!



Review by [Delaware Law Student](#) 📍 THE CONCORD

The area is very safe and clean. It is only a two minute drive to campus.



# Trolley Square

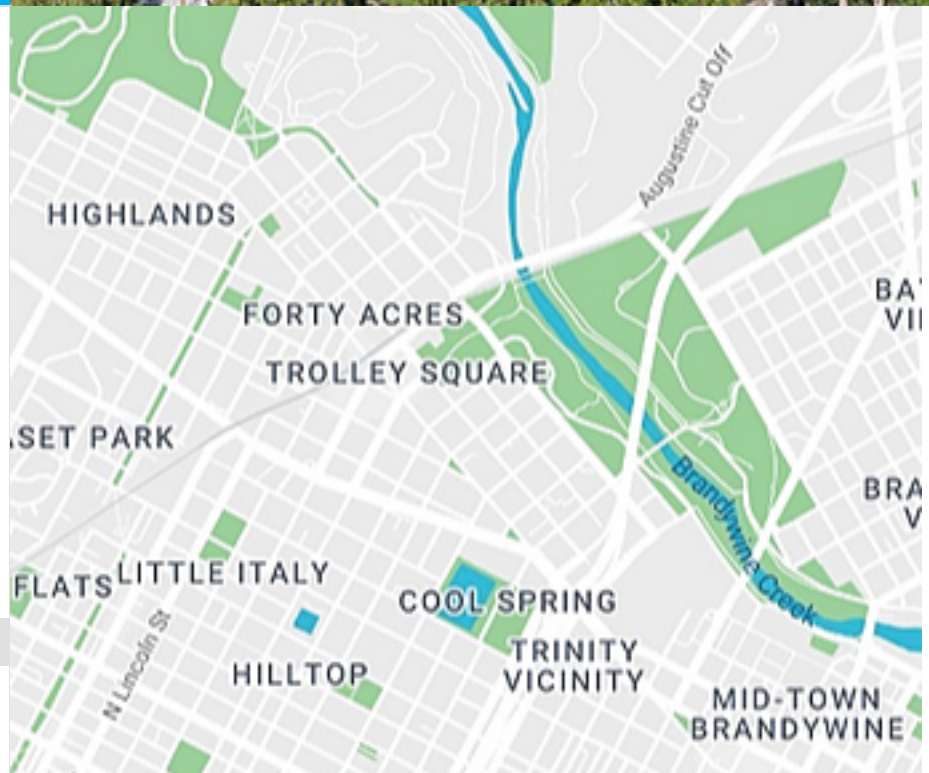
Quiet but Fun Neighborhood Closer to Downtown  
Wilmington

## ABOUT TROLLEY SQUARE

For students who want to live closer to the heart of the city, the Trolley Square neighborhood is a popular, yet quiet option.

Trolley Square provides great access to everything - restaurants, grocery stores, and parks. Many places in Trolley Square are just steps from Brandywine Park/Creek for those who want easy access to outdoor activities.

Having a car or taking public transit when living in Trolley Square is ideal as it is about a 15-minute drive to campus.



### MEDIAN RENTS IN TROLLEY SQUARE

**\$975**

Studio

**\$1,150**

1 Bedroom

**\$1,450**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT TROLLEY SQUARE



Review by [Delaware Law Student](#)

📍 THE MAYFAIR

The Mayfair is located in what I've heard called "Old Folks Square"; I'm not normally worried about the area. I feel safe walking during the day and really enjoy the park being only 2 blocks away. The 10 minute walk to the grocery store and 15 minute walk to the bus makes this a good option for someone without a car.



Review by [Delaware Law Student](#)

📍 PARQ

Lots of fun and interesting bars and restaurants. Young professional vibe.

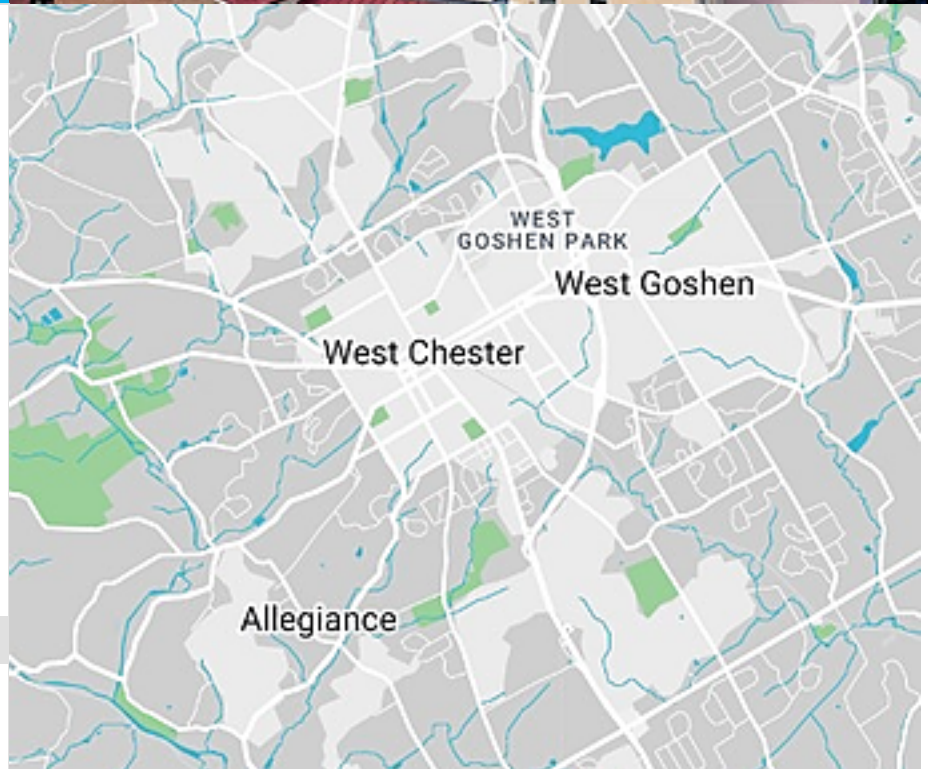


# West Chester

College Town with Bustling Downtown Area

## ABOUT WEST CHESTER

West Chester is a lively town in southeastern PA. This is a good option for students who want a suburban feel, but still want to live in an area with plenty to do. Since the area is home to West Chester University, there are many restaurant and shopping options. Brick lined sidewalks in the downtown area are a popular characteristic of West Chester. Delaware Law students can get to campus in under 25 minutes - an area best for students who have a car.



### MEDIAN RENTS IN WEST CHESTER

**\$900**

Studio

**\$1,050**

1 Bedroom

**\$1,300**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT WEST CHESTER



Review by [Delaware Law Student](#) JEFFERSON AT WT

Lots of things to do. Close to everything. Safe area.



Review by [Delaware Law Student](#) BECKON COLL.

Very nice and friendly area. Quiet area but can get busy in the downtown area since WCU students are usually out and about.



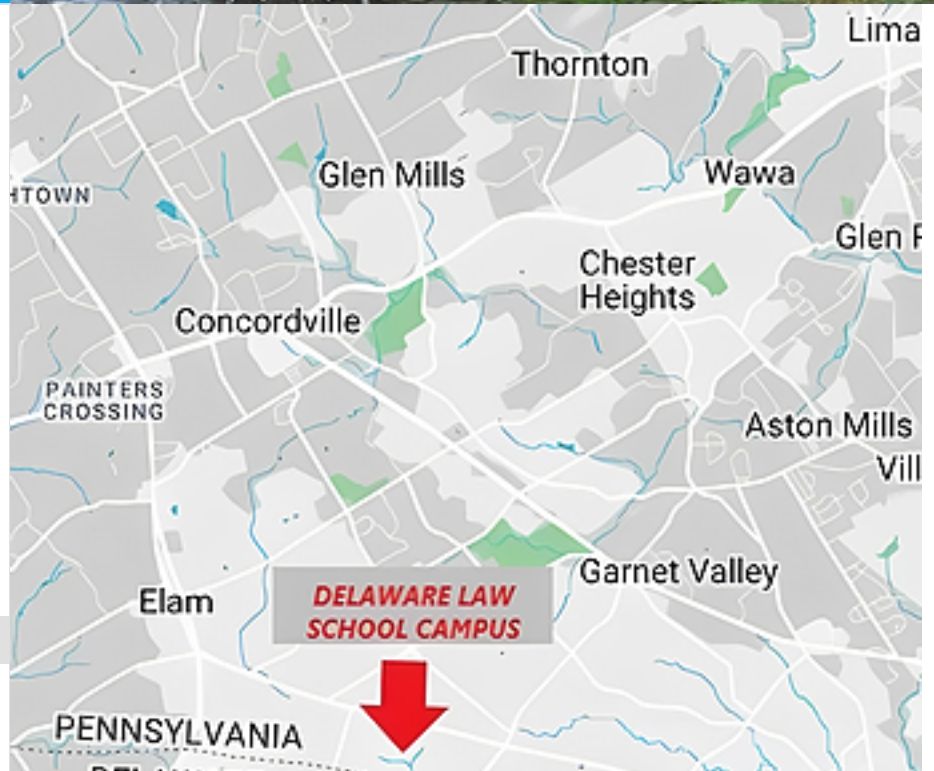


# Glen Mills

Quiet Suburban Area

## ABOUT GLEN MILLS

Only 15 minutes from campus, Glen Mills is a small suburban town in PA - just across the Delaware/PA border. While there are many apartment complexes in this area, it is primarily filled with single-family homes and smaller properties. In Glen Mills, students can visit Newlin Grist Mill Park which has over 8 miles of trails. This is just one of many parks in the area. Glen Mills is also home to many shopping centers so restaurants and shopping are easily accessible.



### MEDIAN RENTS IN GLEN MILLS

**\$900**  
Studio

**\$1,100**  
1 Bedroom

**\$1,450**  
2 Bedroom

## WHAT RESIDENTS THINK ABOUT GLEN MILLS



Review by [Delaware Law Student](#)

📍 THE POINT

Absolutely beautiful neighborhood. It is so safe and is within the Garnet Valley School District which is a great public school system. Everyone should try to get into Glen Mills.



Review by [Delaware Law Student](#)

📍 THE POINT

I like the area - I pass a shopping center on the way to class which is good if I need to pick food up in a hurry. Close to park but not too much else to do in the immediate area.





# On Campus

An Ideal Place to Live and Learn

## ABOUT ON CAMPUS

Delaware Law On-Campus Housing provides the ultimate in convenience. It's no wonder so many students choose to call campus their home! Single occupancy resident hall rooms, along with one- and two-bedroom townhomes are located immediately adjacent to the main law building on the Law School's 34-acre suburban campus. Centrally located within walking distance of a shopping mall, grocery stores, and multiple restaurants provides many retail and dining options. Free ample parking, plenty of green space and an on-campus gym round out just some of the many amenities.



### MEDIAN RENTS IN ON CAMPUS

**\$800**

Studio

**\$1,120**

1 Bedroom

**\$1,360**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT ON CAMPUS



Review by [Delaware Law Student](#) 📍 CONCORD HALL

There are many different bars, restaurants, and retail stores in this area. There is a shopping center within walking distance. It is very busy and the traffic can get loud. However, the campus itself is quiet and well maintained. Also there are several nature parks in the area that offer walking trails and beautiful views. They offer a peaceful escape from the stresses of law school.



Review by [Delaware Law Student](#) 📍 SHIPLEY HALL

Lots of grocery stores and shopping nearby, plus many restaurants and bars to choose from. Everything you may need is within 5-10 minutes of a drive.



# APARTMENT RATINGS

## KEY

- Excellent for a category
- Great
- Average
- Below average
- \$\$\$\$ \$1800+ per renter
- \$\$\$ \$1500- \$1799
- \$\$ \$1200- \$1499
- \$ < \$1200

\* Prices subject to change and may vary significantly by room type

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
101 Dupont Place	Apt	7.5	\$\$\$	✓	✓		●●	●●●●	●●	●●●●	●●
2000 Penn	Apt	9.0	\$\$\$\$		✓	✓	●●●	●●●●	●●	●●●●	●●●●
Beckon Collective	Apt	9.8	\$\$			✓	●●●●	●●●●	●●●●	●●●●	●●●●
Brandywine Apartments	Apt	7.0	\$	✓			●●	●●	●●●	●●	●●
Brandywine Hills	Apt	6.0	\$				●●	●	●	●	●●
Cavalier Country Club Apartments	Apt	7.0	\$\$		✓	✓	●●●●	●●●	●●●●	●●●	●●●●
Concord Residence Hall	Apt	7.5	\$	✓			●●●	●●	●●	●●	●●●
Eastside Flats	Apt	6.0	\$		✓		●●	●	●	●●	●●
Fourteen-O-One Condos	Condo	8.0	\$				●●●●	●●	●●●●	●●●	●●●●
Jefferson at Westtown	Apt	8.0	\$\$				●●●●	●●●●	●●●	●●●●	●●●●
Manchester Arms Apartments	Apt	9.0	\$		✓		●●●●	●●	●●●●	●●●	●●●
PARQ at The Square	Apt	8.3	\$\$	✓		✓	●●●	●●●	●●●●	●●●	●●
SDK Stratford Apartments	Apt	6.0	\$				●●	●●	●●	●	●●
ShIPLEY Residence Hall	Apt	7.0	\$				●●	●●	●●	●●●	●●●
The Concord	Apt	8.1	\$\$\$	✓		✓	●●●	●●●●	●●●	●●●●	●●●
The Mayfair Apartments	Apt	8.0	\$				●●	●●●	●●●●	●●	●●●
The Point at Glen Mills	Apt	9.0	\$\$\$\$				●●●	●●●●	●●	●●	●●●
The Residences at Christina Landing	Apt	6.0	\$\$\$\$				●●	●●	●●	●●	●●
On-Campus Townhouse	TH	8.5	\$				●●●	●●	●●●	●●●	●●●
Valley Run Townhomes and Apartments	Apt	6.0	\$\$				●●	●●	●●	●●	●●

\*\* Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.

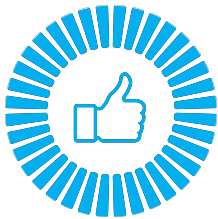
\*\*\* Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

# MOST POPULAR

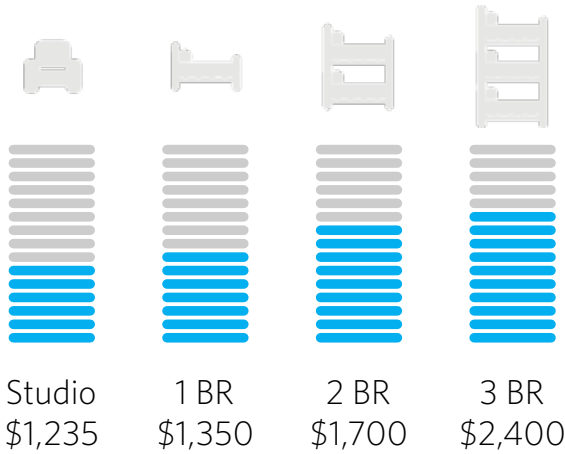
Buildings with the most Delaware Law School students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)






What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities





## TOP 5

1 <sup>st</sup>		THE CONCORD	10+ PEOPLE
2 <sup>nd</sup>		PARQ AT THE SQUARE	5+ PEOPLE
3 <sup>rd</sup>		BRANDYWINE APARTMENTS	4+ PEOPLE
4 <sup>th</sup>		101 DUPONT PLACE	3+ PEOPLE
4 <sup>th</sup>		2000 PENN	3+ PEOPLE

1<sup>st</sup>
\$\$\$
10+ PEOPLE

### THE CONCORD

Wilmington, 3575 Silverside Rd

**Review by Delaware Law Student**

"Feels safe, tons of other students live here, quiet, large layout plans, and great amenities. Even though it is pricey it's less than a minute drive to campus and super convenient."

2<sup>nd</sup>
\$\$
5+ PEOPLE

### PARQ AT THE SQUARE

Wilmington, 1303 Delaware Ave



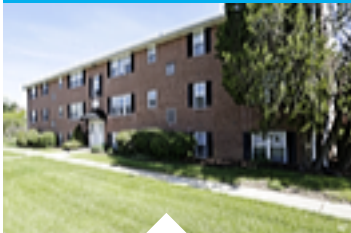
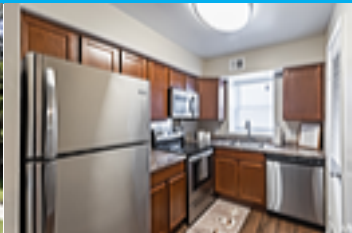

**Review by Delaware Law Student**

"Great location to Trolley Square. Approximately 10 minutes from Delaware Law School."

3<sup>rd</sup>
\$
4+ PEOPLE

### BRANDYWINE APARTMENTS

Wilmington, 2726 Jacqueline Dr

**Review by Delaware Law Student**

"Apartments are close to school and each building has a key pad entry. Pets are allowed, free complex gym and water is included. Management offers a student discount on rent for Delaware Law students and it is pet friendly."



# HIGHEST RATED

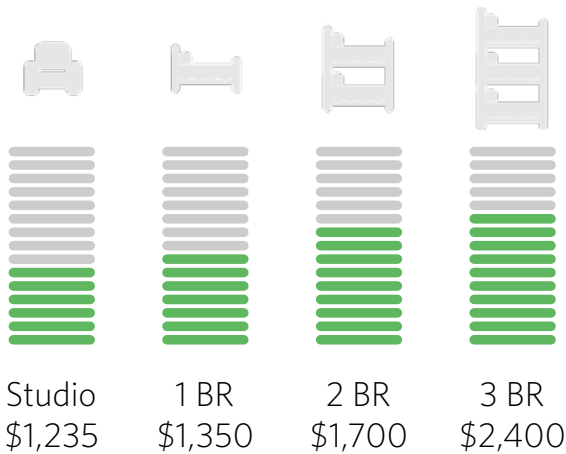
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](#)

What the highest-rated properties typically offer:



- ✓ High-end amenities
- ✓ Close proximity to work/school
- ✓ Nearby stores/grocery
- ✓ Excellent management



## TOP 5

1 <sup>st</sup>	BECKON COLLECTIVE	9.8 OVERALL RATING
2 <sup>nd</sup>	MANCHESTER ARMS APARTMENTS	9.0 OVERALL RATING
2 <sup>nd</sup>	2000 PENN	9.0 OVERALL RATING
2 <sup>nd</sup>	THE POINT AT GLEN MILLS	9.0 OVERALL RATING
5 <sup>th</sup>	PARQ AT THE SQUARE	8.3 OVERALL RATING

1<sup>st</sup>
\$\$
9.8
OVERALL RATING

**BECKON COLLECTIVE**  
West Chester, 956 S Matlack St

**Review by Delaware Law Student**  
"The building is filled with lots of college students who go to West Chester University. Super nice building with great amenities"

2<sup>nd</sup>
\$
9.0
OVERALL RATING

**MANCHESTER ARMS APARTMENTS**  
Wilmington, 2700 Boul Rd

**Review by Delaware Law Student**  
"Great management, maintenance comes quickly and the place is overall very clean. Some apartments aren't updated with dishwasher but the price is 100% worth it."

2<sup>nd</sup>
\$\$\$\$
9.0
OVERALL RATING

**2000 PENN**  
Wilmington, 2000 Pennsylvania Ave

**Review by Delaware Law Student**  
"Fairly new building. Feels very safe. Walking to Trolley Square. Has good amenities like a pool."

# BEST FOR AMENITIES

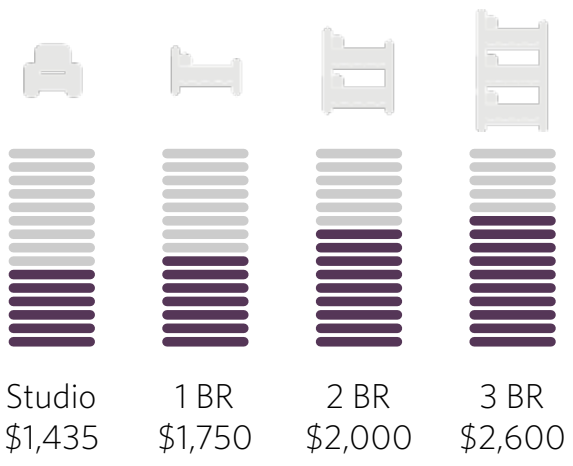
Highest-rated properties for amenities

READ MORE REVIEWS AT [VERYAPT.COM](http://VERYAPT.COM)

What top amenity properties typically offer:



- ✓ Great common spaces
- ✓ Convenient location
- ✓ Excellent management
- ✓ Newer construction



## TOP 5

1 <sup>st</sup>	THE CONCORD	9.8 AMENITY RATING
2 <sup>nd</sup>	THE POINT AT GLEN MILLS	9.6 AMENITY RATING
3 <sup>rd</sup>	JEFFERSON AT WESTTOWN	9.5 AMENITY RATING
3 <sup>rd</sup>	BECKON COLLECTIVE	9.5 AMENITY RATING
5 <sup>th</sup>	2000 PENN	9.2 AMENITY RATING

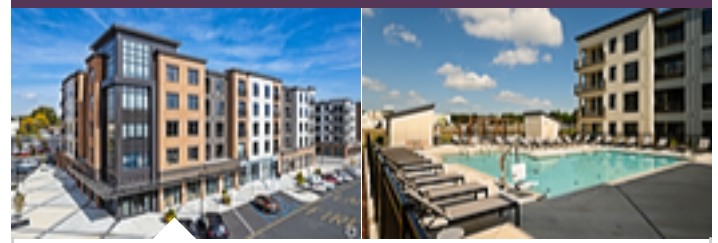
1<sup>st</sup>

### THE CONCORD

Wilmington, 3575 Silverside Rd

\$\$\$

9.8 AMENITY RATING



#### Review by Delaware Law Student

"I love the location of my place along with the amenities. My apartment is brand new and the management on the property is excellent. A lot of my fellow law school classmates also live here. I'm at the law school in 2-3 minutes and pretty much everything I need is here. We have a nice gym and an easy to use pet spa. In the summer, it's very fun to socialize at the beautiful, well-maintained pool. The building also has a game & media room with BYOB bars and big screen tvs on the main & 2d floor. Perfect group study or social space! Location is definitely fantastic. Obviously they are very pet friendly which is a plus. I attend Solidcore, a boutique fitness studio which is also on the property and I'm able to get my hair done at the salon downstairs in my building."

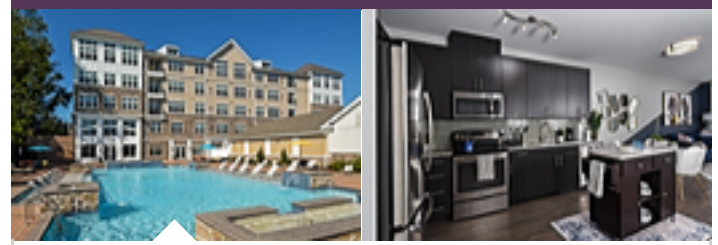
2<sup>nd</sup>

### THE POINT AT GLEN MILLS

Glen Mills, 1 Ellis Ave

\$\$\$\$

9.6 AMENITY RATING



#### Review by Delaware Law Student

"I have had an amazing experience living at The Point in Glen Mills. It is a very safe area and extremely convenient. Every shopping center is within a two minute drive, grocery stores are even closer, and the commute to school is only about a ten to fifteen minute drive."

3<sup>rd</sup>

### JEFFERSON AT WESTTOWN

West Chester, 1000 Skiles Blvd

\$\$

9.5 AMENITY RATING



#### Review by Delaware Law Student

"It has been good. Maintenance staff is good. Very safe area. Great amenities."

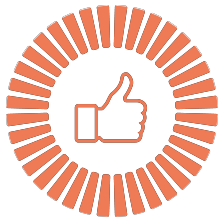


# BEST FOR VALUE

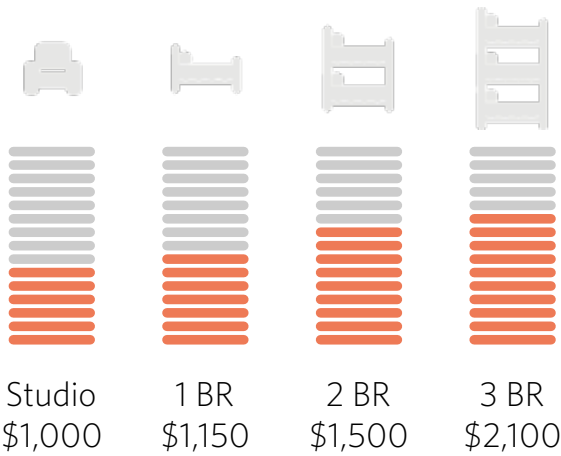
Highest-rated properties for value

[READ MORE REVIEWS AT VERYAPT.COM](#)

What top value properties typically offer:



- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features



## TOP 5

1 <sup>st</sup>	CAVALIER COUNTRY CLUB APARTMENTS	9.4 VALUE RATING
2 <sup>nd</sup>	FOURTEEN-O-ONE CONDOS	9.3 VALUE RATING
2 <sup>nd</sup>	THE MAYFAIR APARTMENTS	9.3 VALUE RATING
4 <sup>th</sup>	PARQ AT THE SQUARE	9.1 VALUE RATING
5 <sup>th</sup>	MANCHESTER ARMS APARTMENTS	9.0 VALUE RATING

1<sup>st</sup>

**CAVALIER COUNTRY CLUB APARTMENTS**    \$\$    |    9.4 VALUE RATING

Newark, 25 Golf View Dr

**Review by Widener Delaware Law Student**

"Although it is not a super close apartment, it is within a 20 minute drive from campus. There are plenty of food options and entertainment options near me. Plus the neighborhood is safe. Also the apartments are cheap for the space you get. My apartment is 1,405 with a built-in washer-dryer, Walk-in Closets and dishwasher. There are cheaper apartments if you do not want walk-in closets. Downside is that it does not come furnished."

2<sup>nd</sup>

**FOURTEEN-O-ONE CONDOS**    \$    |    9.3 VALUE RATING

Wilmington, 1401 Pennsylvania Ave

**Review by Widener Delaware Law Student**

"Many elderly people living here, so it is quiet for the most part. Condo board's rules are strict and they will fine you for not adhering. It is a good price though."

2<sup>nd</sup>

**THE MAYFAIR APARTMENTS**    \$    |    9.3 VALUE RATING

Wilmington, 1300 N Harrison St

**Review by Widener Delaware Law Student**

"The Mayfair has been a convenient and affordable home for my myself, my partner, and our two cats. Utilities being included in the rent more than makes up for the minor issues I've experienced here and there. My largest complaint is that the office is open on an inconsistent schedule because of what I presume to be understaffing. That said, the office staff are nice and make an effort to work to make sure things work out."

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**